



Board of Appeals
Jesse Geller, Chair

Town of Brookline

Massachusetts

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Board of Appeals Virtual Public Hearing Minutes

Thursday, June 10, 2021

7:00 p.m.

Via ZOOM

ZBA DECISIONS can be found at: <https://www.brooklinema.gov/Archive.aspx?AMID=76>

Board Members Present: Chair Mark Zuroff, Lark Palermo, and Randolph Meiklejohn

Staff Present: Karen Chavez (*Zoning Coordinator/Planner - Regulatory Planning*) and Paul R. Campbell (*Deputy Building Commissioner*)

Chair Mark Zuroff opened the meeting.

2021-0012 191 Bonad Road – Construct rear addition

Attorney Kenneth M. Goldstein, on behalf of the applicant, waived the reading of the public hearing notice and provided an overview of the project. Also in attendance was Heidi Jay, the petitioner.

Mr. Goldstein stated that the 7,500 square foot property is currently improved with a house consisting of 2,303 square feet of living area, of which 283 square feet of living area are located in the basement of the house. The petitioner proposes to construct an approximately 620 square foot addition at the rear of the house to accommodate a first-floor bedroom and bath.

Mr. Goldstein stated that 300 square feet exceed the allowed floor area ratio, and that the proposal would exceed the 'by-right' maximum floor area by eleven (11%) percent. He added that the proposed addition would conform to the dimensional requirements of the Zoning By-Law in every other respect.

Mr. Goldstein noted that the proposal also triggered design review under Section 5.09.2 of the Zoning By-Law, and stated that the addition had been designed to minimize adverse impact to abutters, and to be virtually invisible from Bonad Road, due in part to grade changes.

Mr. Goldstein stated that the addition would not affect any trees, and would only minimally impact existing landscaping.

Mr. Goldstein reviewed a table comparing the floor area of the property, if relief were granted, with the floor area of nearby properties, and noted that the proposal, with regards to square footage, would be similar to the majority of the nearby properties.

Mr. Goldstein stated that the proposal will not result in a detrimental impact on the neighborhood and will meet all of the requirements for a special permit under Section 9.05.

Mr. Goldstein noted that letters of support from abutters were received.

Board Member Meiklejohn inquired about the eave overhang above the ramp, and whether it was using the architecture of the existing house.

Mr. Goldstein explained that the extended overhang would provide protection from the elements when the house is accessed by the proposed ramp.

Chair Zuroff then called for public comments in support of the application. No comments were submitted.

Chair Zuroff then called for public comment in opposition to the application. No comments were submitted.

Karen Chavez, Planner & Zoning Coordinator, provided the Planning Board Report. The Planning Board is supportive of the proposal.

Paul Campbell, Deputy Building Commissioner, stated that the Building Department had no objections to the proposal, and would work with the Petitioner to ensure compliance with the Board's decision and all state building codes.

Board Member Randolph Meiklejohn noted that the design indeed applied the standards of the Zoning By-Law, that the proposal met the design review standards in relation to the streetscape and neighborhood, and was in favor of granting the special permit.

Board Member Lark Palermo stated that she was in favor of granting relief since the project complies with Section 9.05 of the Zoning By-Law, and noted that the proposal would complement the house and the neighborhood.

Chair Zuroff agreed with Board Member Meiklejohn and Board Member Palermo, noted that the proposal is a well-conceived plan, and stated that it meets the requirements of the Zoning By-Law.

The Board unanimously granted the request for special permit.

Minutes

The Board unanimously approved the Minutes for 03/18/21, 03/25/21 and 04/01/21.

The meeting was adjourned.